

117.0

0002

0013.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
571,600 / 571,600

APPRAISED:

571,600 / 571,600

USE VALUE:

571,600 / 571,600

ASSESSED:

571,600 / 571,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		THESDA ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ANTONUCCI EVAN & TAYLOR	
Owner 2:	
Owner 3:	

Street 1:	90 THESDA ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER
Owner 1: ANTONUCCI THOMAS -
Owner 2: -
Street 1: 90 THESDA ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474
Cntry:
Own Occ:
Type:

NARRATIVE DESCRIPTION
This parcel contains 4,950 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Wood Shingle Exterior and 816 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4950		Sq. Ft.	Site		0	70.	1.15	6									397,952						398,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4950.000	173,600		398,000	571,600		75386
							GIS Ref
							GIS Ref
							Insp Date
							09/19/18

PREVIOUS ASSESSMENT									Parcel ID	117.0-0002-0013.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	173,600	0	4,950.	398,000	571,600	571,600	Year End Roll	12/18/2019
2019	101	FV	163,900	0	4,950.	392,300	556,200	556,200	Year End Roll	1/3/2019
2018	101	FV	163,900	0	4,950.	301,300	465,200	465,200	Year End Roll	12/20/2017
2017	101	FV	163,900	0	4,950.	284,300	448,200	448,200	Year End Roll	1/3/2017
2016	101	FV	163,900	0	4,950.	261,500	425,400	425,400	Year End	1/4/2016
2015	101	FV	153,500	0	4,950.	244,500	398,000	398,000	Year End Roll	12/11/2014
2014	101	FV	153,500	0	4,950.	225,100	378,600	378,600	Year End Roll	12/16/2013
2013	101	FV	153,500	0	4,950.	225,100	378,600	378,600		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANTONUCCI THOMA	70086-506		10/17/2017	Convenience		1	No	No	
JOHANSON KURT H	57069-557		6/29/2011	Family	255,000	No	No	No	
JOHANSON K HARO	57069-555		6/29/2011	Convenience		99	No	No	
JOHANSON K HARO	33033-125		6/11/2001	Family		1	No	No	
			7779-416		1/1/1901			No	N

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
9/19/2018		MEAS&NOTICE							9/19/2018	MEAS&NOTICE	CC	Chris C											
4/7/2009		Measured							4/7/2009	Measured	372	PATRIOT											
3/16/2000		Inspected							3/16/2000	Inspected	263	PATRIOT											
2/10/2000		Measured							2/10/2000	Measured	264	PATRIOT											
9/3/1993									9/3/1993		MF												

Sign: VERIFICATION OF VISIT NOT DATA / / /

